

SIKKIM



GOVERNMENT

GAZETTE

**EXTRAORDINARY
PUBLISHED BY AUTHORITY**

Gangtok

Monday 5th May 2025

No. 116

**GOVERNMENT OF SIKKIM
LAND REVENUE & DISASTER MANAGEMENT DEPARTMENT
TASHILING SECRETARIAT, BLOCK-B, GANGTOK-737101.**

No: 70/LR&DMD/ACQ/GOS

Dated: 01/05/2025

NOTIFICATION

In supersession of Notification No. 210/234-I/LR&DMD(S) dated 25/02/2011, Notification No. 9/234/P-I/LR&DMD(S) dated 03/05/2011, Notification No. 22/234/P-I/LR&DMD(S) dated 07/08/2011 & Notification No. 31/ACQ/LR&DMD dated 15/10/2020 relating to rates of Land Revenue Fees and others charges for public utility services for various types of works under the Land Revenue & Disaster Management Department, the Governor of Sikkim is hereby pleased to revise the rates of Land Revenue Fees and others charges for public utility services as indicated hereunder, namely :-

1. Issue of Certificates and Registration of Documents

Sl. No.	Items	Rate (Amount)	
(1)	Khatian copy	Rs. 100/- in each case	
(2)	Copy of the map	Rs. 80/- stationery fee & Rs. 20/- copying fee per hectare (Minimum copying fee of Rs. 20/- is applicable even if the land is below one hectare).	
(3)	Property Certificate (Land valuation assessed by the Office of Concerned District Collector / Sub Divisional Magistrate & Building to be assessed by the certified Government valuer)	Property Valuation Slab	Amount
		i) Upto 20 lakh	Rs.100/-
		ii) Above Rs. 20 lakhs to Rs 50 lakh	Rs.200/-
		iii) Above Rs. 50 lakh to 1 crore	Rs.300/-
		iv) Above Rs. 1 crore to 2 crore	Rs.500/-
		v) Above Rs. 2 crore to 5 crore	Rs.1000/-
		vi) Above Rs. 5 crore and above	Rs.5000/-
(4)	No dwelling Certificate	Rs. 100/-	
(5)	Income Certificate	Rs. 100/-	
(6)	Plinth level certificate	Rs. 100/-	

(7)	Roof level certificate	Rs. 100/-	
(8)	Non encumbrance certificate	Rs. 100/-	
(9)	No landed property certificate	Rs. 100/-	
(10)	No due Certificate	Rs. 100/-	
(11)	Scheduled Tribe/Caste Certificate	Rs. 100/-	
(12)	OBC Certificate	Rs. 100/-	
(13)	Primitive Tribe Certificate	Rs. 100/-	
(14)	Unmarried Certificate	Rs. 100/-	
(15)	Employment Card	Rs. 100/-	
(16)	Late fee for renewal of Employment Card	Rs. 50/-	
(17)	Certificate of Identification	APL	BPL
		Rs. 1000/-	Rs. 500/-
(18)	Search Certificate	Rs. 500/-	
(19)	Residential Certificate under Notification No. 23/Home/2015 dated 15/05/2015	Rs. 1500/-	
(20)	Proof of Residence Certificate	Rs. 200/-	
(21)	Filing of general affidavit	Rs. 100/-	
(22)	Registration Fee for Rental / lease Agreement for Hotels / Offices / Houses / Flats etc. (Registration of Lease Agreements exceeding 10 years shall be treated under Notification No. 57/Home 2011 dated 11/07/2011 and same cannot be treated for registration under this category)	Rental/Lease Slab (per anum)	Amount
		(1) Upto Rs 10 lakh	Rs. 5,000/-
		(2) Above Rs. 10 lakh to Rs.15 lakh	Rs. 7,000/-
		(3) Above Rs. 15 lakh to Rs.20 lakh	Rs. 9,000/-
		(4) Above Rs. 20 lakh to Rs. 30 lakh	Rs. 10,000/-
		(5) Above Rs. 30 lakh to Rs. 40 lakh	Rs. 15,000/-
		(6) Above Rs. 40 lakh to Rs.50 lakh	Rs. 20,000/-
		(7) Above Rs. 50 lakh to Rs. 60 lakh	Rs. 30,000/-
		(8) Above Rs. 60 lakh to Rs. 70 lakh	Rs. 40,000/-
		(9) Above Rs. 70 lakh to Rs. 80 lakh	Rs. 50,000/-
		(10) Above Rs. 80 lakh to Rs. 90 lakh	Rs. 60,000/-
		(11) Above Rs. 90 lakh to Rs. 1. Crore	Rs. 70,000/-
		(12) Above Rs. 1. Crore	Rs. 80,000/-
Failure to register the lease Agreement / Deed within 4(four) months from execution shall invite penalty @ 10% per annum on registration amount.			
(23)	Registration of all types of Marriages	Rs.1000/-	
(24)	Birth/Death Certificate (Processing charges)	Rs.100/-	

(25)	Registration fee for Misc. Agreement etc.	Rs. 200/-				
(26)	Registration fee for Power Attorney	Contractual works				Land/ Property
		Upto 10 Crore	Above 10 Crore to 20 Crore	Above 20 Crore to 50 Crore	Above 50 Crore to 100 Crore	Rs. 5000/-
		Rs.10,000	Rs. 20,000	Rs.30,000	Rs. 40,000	
(27)	Registration of will	Rs. 2000/-				
(28)	Registration of Trust deed	Rs. 3000/-				
(29)	Registration of Adoption	Rs. 5000/-				
(30)	Registration of Firm	SSC/COI holders		Non-SSC/COI holders & RC holders)		
		Rs. 2500/-		Rs. 3,500/-		
(31)	Token Money /premium for lease of Government property to NGO's (Associations & Trust, religious organisations etc.)	Area of lease property		Token Money		
		Upto 1000 Sq. Ft		Rs.1,50,000/-		
		Above 1000 Sq. Ft to 2000 Sq. Ft		Rs.2,00,000/-		
		Above 2000 Sq.Ft to 3000 Sq.Ft		Rs.3,00,000/-		
		Above 3000 Sq.Ft		Rs.5,00,000/-		

2. Property Registration Fee

Sl. No.	Items	Rate		
(1)	Transfer (Sale/ Lease) of properties among SSC / COI holders & (RC holders with the approval of the Government) (i) Land	Municipality / Nagar Panchayat Area		Rural Area
		SSC/COI holders	RC holders	4% registration fee & 1 % stamp duty
		5% registration fee & 1 % stamp duty	8% registration fee & 1 % stamp duty	
		(i)Registration fee & stamp duty to be calculated on the basis of consideration value or the block rate whichever is higher. (ii)Concession of 1% registration fee for women purchaser/ lessee in case of SSC/COI holder.		
	(ii) Immovable Property other than land.	Municipality /Nagar Panchayat Area		Rural Area
		SSC/COI holder	RC holder	4% registration fee & 1% stamp duty
		5% registration fee & 1% stamp duty	8% registration fee & 1% stamp duty	
		(i) Registration fee & stamp duty to be calculated on the basis of consideration value or the valuation certified by a Government registered valuer whichever is higher. (ii)Concession of 1% registration fee for women purchaser/ lessee in case of SSC/COI holder.		
(2)	Transfer of properties for industrial purpose with the approval of the Government. (i) Land	(i) 9 % on the Consideration value of Land/Property or Notified Block rate whichever is higher. (ii) 1% Stamp Duty on consideration Value of Land / Property or notified Block rate whichever is higher.		
	(ii) Immovable Properties other than land. (Building/Flats)	9% registration fee and 1% Stamp Duty on the consideration value or valuation certified by a Government registered valuer whichever is higher.		
(3)	Gift between direct blood relation of SSC/COI holders. (from grandparents / father / mother to grandchildren / children & vice versa) and between spouses & siblings (i) Land	Rs. 1000/- per hectare (The applicant is required to pay a minimum fee of 1000/- even if the land is below 1(one) hectare)		
	(ii) Immovable Property other than land. (Building/Flats)	Rs. 1000/- per flat.		

(4)	Other forms of Gift / Donation in favour of NGOs / religious Organisation / Trust / Societies etc.	
	(i) Land	6% registration fee and 1% Stamp Duty on the consideration value or notified block rate, whichever is higher.
	ii) Immovable Property other than land (Flats / building etc.)	6% registration fee and 1% Stamp Duty on the consideration value or valuation of the property certified by a Government registered valuer, whichever is higher.
(5)	Registration of lease Deed under Sikkim Sukumbasi (landless) Welfare Scheme	Exempted

3. Registration Fee of Partition Deed.

Sl. No.	Items	Rate of fee in parcel of 2 (two) hectares and below.	In a parcel of more than 2 (two) hectares to 5 (five) hectares.	In a parcel of more than 5 (five) hectares.
		Rate	Rate	Rate
(1)	In transfer of title ownership by succession where the total land holding is passed on to one person only	Rs. 1000	Rs. 1500	Rs. 2000
(2)	In a partition where the land holding is divided into 2 (two) or more parcels, the fee for each parcel	Rs. 1000	Rs. 1500	Rs. 2000

4. Registration Fee for property mortgage deed:

Sl. No.	Details	Loan Amount	Rate
(1)	Personal and Housing loan	Rs. 1 lakh to Rs. 5 lakh	Rs 300
		Rs. 5 lakh to Rs. 10 lakh	Rs 600
		Rs. 10 lakh & above	Rs 1200
(2)	Commercial loan	Upto Rs. 20 lakh	Rs 5000
		Above Rs. 20 lakh to Rs.50 lakh	Rs.7,000
		Above Rs. 50 lakh to Rs.1 crore	Rs.10,000
		Above Rs. 1 crore to Rs. 2 crore	Rs.15,000
		Above Rs. 2 crore	Rs.25,000

5. Fee for Mutation Process

Sl. No.	Items	Rate
(1)	All type of mutations (land & flats) other than mutation in favour of BPL applicant.	Rs. 500/-
(2)	Mutation in favour of BPL applicant.	EXEMPTED

6. Survey Fee.

Sl. No.	Items	Rate
(1)	Survey fee	Rs. 500/- per first one hectare Rs. 200/- for every additional hectare (Minimum fee of Rs. 500/- is applicable even if the land is below one hectare.

7. Other service charges under the Digital India Land Records Modernization Programme (DILRMP), Land Revenue & Disaster Management Department.

(i) Printing Fee for Digital Map.

Items	Rate
(a) A0 Size	Rs. 500/-
(b) A1 Size	Rs.300/-
(c) A2 Size	Rs.200/-
(d) A3 Size	Rs.100/-
(e) A4 Size	Rs.50/-

(2) Fee for Survey Equipment.

Items		Rate
a) Electronic Total Station (ETS) (1TS box set + 1 PP+1BP)	ETS with Manpower	Rs. 7000/- per acre
	ETS without Manpower	Rs. 2000/- per acre
b) Differential Global Positioning System (DGPS) (1Base set + 1 Rover set)	DGPS with Manpower	Rs. 5,500 per acre
	DGPS without Manpower	Rs. 2,000 per acre
Fee prescribed per acre will be applicable even if the land for survey is below one acre.		

The rates of Land Revenue Fees and other charges for various public utilities shall be increased by 5% (five) annually on 1st April of the year and the rates of property registration fees shall be reviewed after every 5 (five) years and the new rates shall be notified accordingly.

This Notification shall come into force with immediate effect.

Mingma T Sherpa, IAS
Secretary
Land Revenue & DM Department
Government of Sikkim
File No. 234-I/LR&DMD/ACQ/GOS.

